

Base Notice: UNITED STATES GOVERNMENT Seeks Leased Office Space in Atlanta, Georgia - 9GA2044-2

Notice Type:

Presolicitation

Posted Date:

October 25, 2010

Response Date:

Nov 09, 2010 5:00 pm Eastern

Archiving Policy:

Automatic, 15 days after response date

Archive Date:

November 24, 2010

Classification Code:

X -- Lease or rental of facilities

NAICS Code:

531 -- Real Estate/531120 -- Lessors of Nonresidential Buildings (except Miniwarehouses)

NOTICE INFORMATION

Agency/Office:

Public Buildings Service (PBS)

Location:

NB Contractor - The Staubach Company

Title:

UNITED STATES GOVERNMENT Seeks Leased Office Space in Atlanta, Georgia

Description(s):

Added: Oct 25, 2010 5:02 pm

The United States Government seeks to lease approximately 17,305 ANSI/BOMA Office Area square feet of contiguous office space in Atlanta, GA. The lease term is for ten (10) years, five (5) years firm.

The space must be located within the area delineated by the following boundaries:

- o North: Pleasant Hill Road
- o South: I-285
- o East: I-85
- o West: Peachtree Parkway

The following criteria shall apply to all space considered by the Government:

- The space must be within the delineated area as noted above.
- The space must have easy access to available parking and public transportation for visitors and employees.
- The space should not be located within close proximity to railroad tracks or heavily congested freeways that may compromise the sound quality of digital recordings.
- The space should not be located within ¼ mile of electrical sub-stations to avoid interference with electronic

equipment.

- The space should not be located in industrial or warehouse areas. Space should be located in a professional office setting with similar businesses in the surrounding area.
- Sites which are located directly on a highway or six-lane thoroughfare shall not be considered in the following instances:
 - o The two directions of traffic are separated by a physical barrier or traffic indicator which does not permit access from either direction within a block;
 - o The location access is directly from a highway, unless there is a traffic control device within two blocks or equivalent from the proposed office space.
- To allow for visibility to the public, this agency's office space shall be located not more than the equivalent of two city blocks from a primary or secondary street serving the office. As an alternative to direct visibility, the lessor shall provide acceptable signage from the primary or secondary street at no separate cost. The route from the primary or secondary street shall be direct. Locations which have obscure, difficult access or which require additional turns shall not be considered.

The space must be located on any floor of a building above street level as long as it is accessible. However, if second floor space is not available within the delineated area, ground floor space may be considered. Elevator service is required for space above ground level and shall consist of a minimum of two accessible elevators which will serve the floor proposed for the tenant agency. One of the accessible elevators may serve as a freight elevator. All space must be contiguous on one floor, with the exception of the storage/mail room and/or training/multipurpose room which may be separated from the primary space by a public corridor but must be on the same floor.

Space should be Class A, professional quality office space. The space should be no more than twice as long as it is wide, and it should have open areas where columns and other obstructions do not hinder the development of efficient space layouts and office workflow. Any columns in the space must be at least 20 feet from any interior wall and from each other (clear distance) and be no more than two feet square. The space must meet the Federal Government's standards for fire safety and handicapped accessibility and be located outside a 100-year floodplain. Secure office space and facilities in an office building, fully serviced and altered to Government specifications are required.

87 surface parking spaces shall be available for visitors and employees within a two-block radius of the space. Public transportation, if available, must be within two blocks of the space. In suburban areas, in small communities and in areas of major cities where adequate public transportation and on-site parking are not available, secure vehicle parking facilities must be available at reasonable commercial rates for visitors and employees within a two block radius of the space.

Brokers or agents may represent the prospective landlord, but any properties or proposals submitted by brokers/agents must be accompanied by written evidence that they are authorized to represent the building's ownership.

If you desire to submit a location for inspection, please forward information by 5:00 PM eastern time, November 9, 2010. All expressions of interest should be in writing and include building name and address, location of space in the building, and rentable square feet offered. Please submit information to Jones Lang LaSalle, Tracy Bibbens at tracy.bibbens@am.jll.com and Barbara Jeanneret at Barbara.jeanneret@am.jll.com, 404-995-2417.

Primary Point of Contact.:

Tracy Bibbens

Contracting Office Address:

8484 Westpark Drive, Suite 150
McLean, Virginia 22102

Place of Contract Performance:

General Services Administration, Craig Thomas, Contracting Officer, Realty Services Division, Public Buildings Service, 77 Forsyth Street, SW, Suite 500

Atlanta, Georgia 330303
United States

Allow Vendors To Add/Remove From Interested Vendors:

Yes

Allow Vendors To View Interested Vendors List:

Yes

Recovery and Reinvestment Act Action:

No

Solicitation External Reference:

<https://www.fbo.gov/spg/GSA/PBS/NBSC/9GA2044-2/listing.html>

Solicitation External Reference To Packages:

<https://www.fbo.gov/spg/GSA/PBS/NBSC/9GA2044-2/packages.html>

PROCUREMENT NOTICE INFO

Created: October 25, 2010 5:02 pm

By: [Tracy Y. Bibbens](#)

Modified: October 25, 2010 5:02 pm

By: [Tracy Y. Bibbens](#)

NOTICE HISTORY

Original Notice: **9GA2044-2** (Oct 25, 2010)